

PB24-0698 and PB24-0703 Alton Beach Overlay – 1250 West Avenue

March 4, 2025 Planning Board Transmittal Hearing

JDS
DEVELOPMENT
GROUP



KOBI KARP

ARCHITECTURE • INTERIOR DESIGN • PLANNING

WWW.KOBIKARP.COM



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Subject Properties



Proposed Alton Beach Overlay Boundary



Existing Condition

- 238 existing units
- Short Term Rentals permitted
- Building obsolete and in poor condition



Development Options

- 1) As-of-right Redevelopment
- 2) Proposed Redevelopment



Option 1: As of Right Redevelopment

- 286 units
- Short Term Rentals permitted
- Minimal setbacks required to distribute allowable floor area
- Short and squat arrangement leads to limited opportunities for architectural expression

FAR		2.75	
Lot Area		83707	
Max Gross		230194.25	
Floor to Floor	Elev		SF
10	150	Roof	
10	140	Res.	19860
10	130	Res.	19860
10	120	Res.	19860
10	110	Res.	19860
10	100	Res.	19860
10	90	Res.	19860
10	80	Res.	19860
10	70	Res.	19860
10	60	Res.	19860
10	50	Res.	19860
10	40	Res.	19860
15	25	Parking	500
10	15	Parking	500
15		Parking/ lobby	10000
Gross			229460



Option 2: Previously Proposed vs. Currently Proposed



420 feet



330 feet

Option 2: Proposed Redevelopment

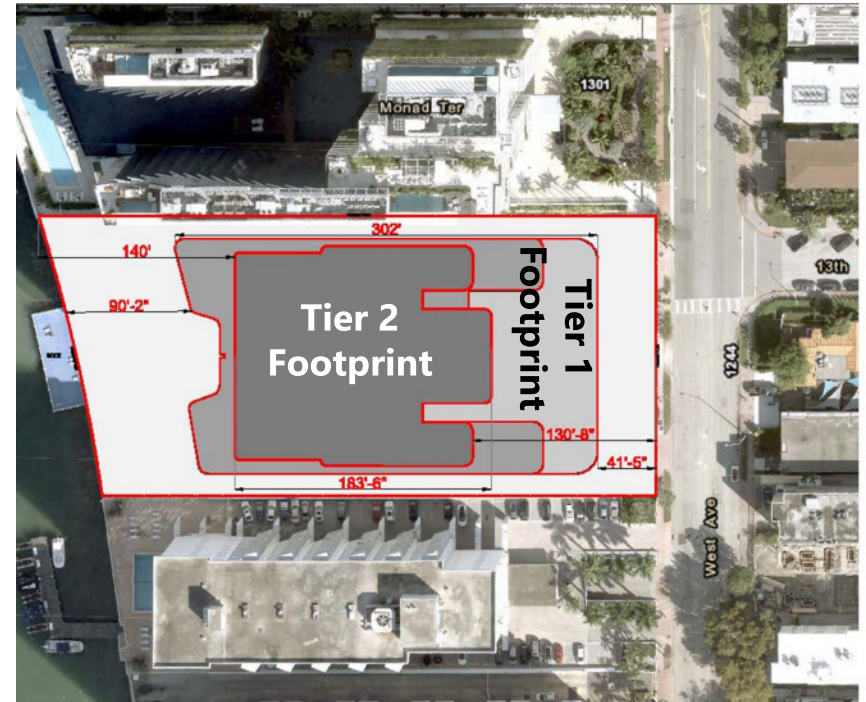
- 100-125 long-term residential units
- Short Term Rentals prohibited
- 2000+ SF unit size
- Compact tower footprint allows for minimal view and shadow impacts
- Opportunity to create true architectural landmark in respectful contextual manner



Impact to Neighbor: Pedestal Setback Comparison



As Of Right Pedestal



Proposed Pedestal

Impact to Neighbor: 1228 West Avenue



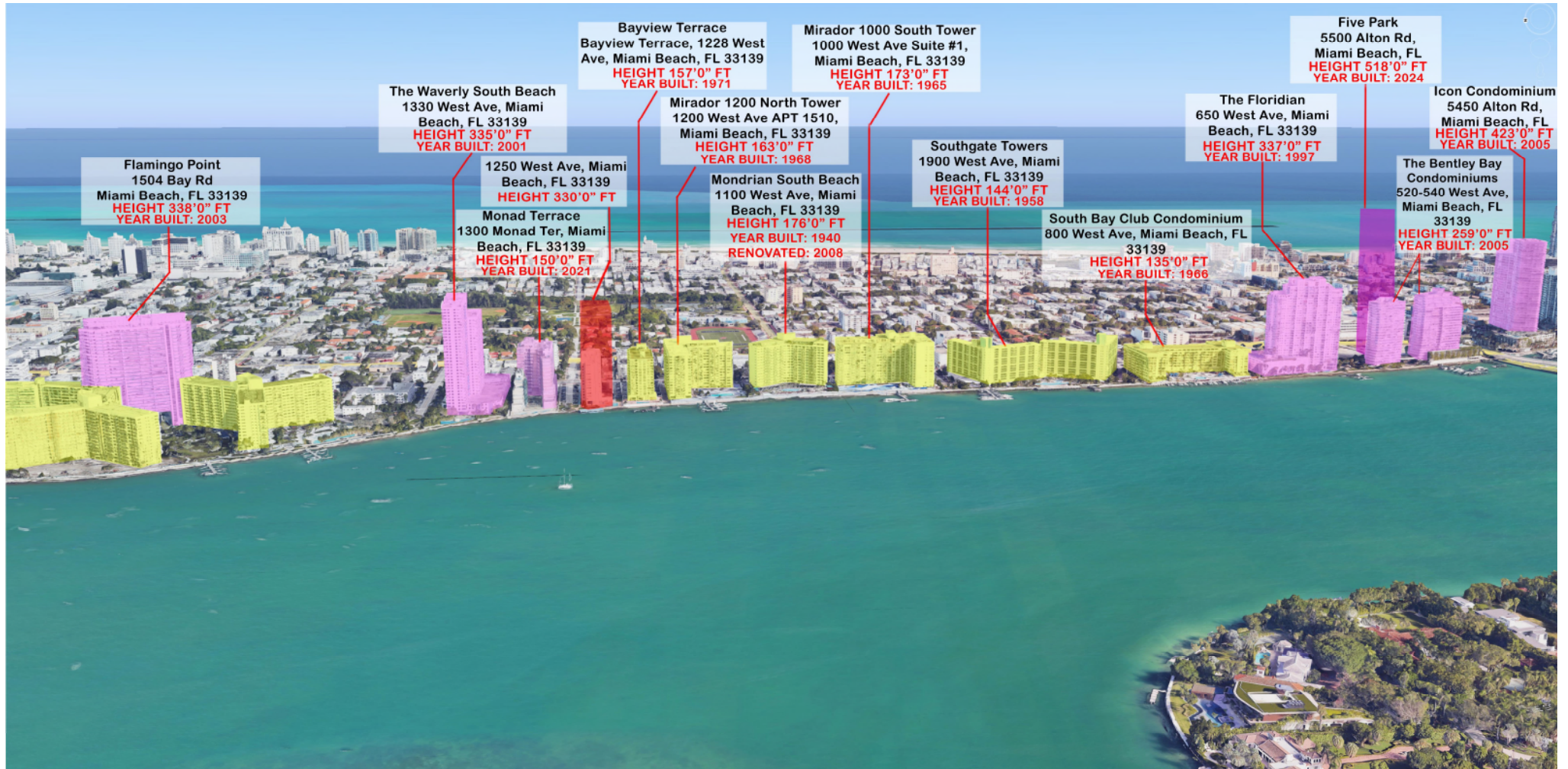
Impact to Neighbor: Monad Terrace



Proposed Project Overview



West Avenue Context



Proposed Legislation Summary

1. **Uses:** Residential and accessory uses only, outdoor restaurant seating prohibited
2. **Intensity:** Floor Area bonuses allowing up to 5.75 FAR
(reduced from 7.75)
3. **Height:** Height bonus allowing up to 330 feet
(reduced from 420 feet)
4. **Setbacks:** Modifies side interior setbacks
5. **Setback Encroachments:** Modifies allowable setback encroachments
6. **Mechanical Parking:** Streamlined administrative approval process for mechanical parking



Proposed Legislation - Floor Area & Height Bonuses

Bonus Criteria

- Density reduction to 75 units per acre (50% reduction)
- Voluntary covenant prohibiting Short Term Rentals
- Development agreement for capital improvements along the West Avenue corridor, defined as the area bounded by 5th street on the south, 17th Street on the north, Alton Court on the east, and Biscayne Bay on the west, and other public benefits that could be applied on a City-wide basis:
- Proposed Benefits:
 1. Acquire Bikini Hostel property and convey land to the City
 2. Acquire remaining easements/riparian rights, design, permit, and construct missing segments of Bay Walk at 800 West Avenue, 1228 West Avenue, and 1450 Lincoln Road prior to CO for project

Reasons to Recommend Adoption

- 1) **Reduced impact** to views of Monad Terrace and Bay View Terrace (1228 West)
- 2) **Reduced impact** to West Avenue street frontage and Biscayne Bay
- 3) **Reduced density** reduces traffic and infrastructure burdens
- 4) **Consistent with** as-built height and FAR along West Avenue Corridor
- 5) **Eliminates short term rental** opportunity
- 6) **Eliminates severe economic hardship** unfolding for 1250 West Avenue unit owners
- 7) **Substantial economic benefits** created for the City & neighborhood
- 8) **Opportunity** to create architectural landmark
- 9) **Bikini Hostel will be extinguished**
- 10) **Bay Walk will finally be completed**

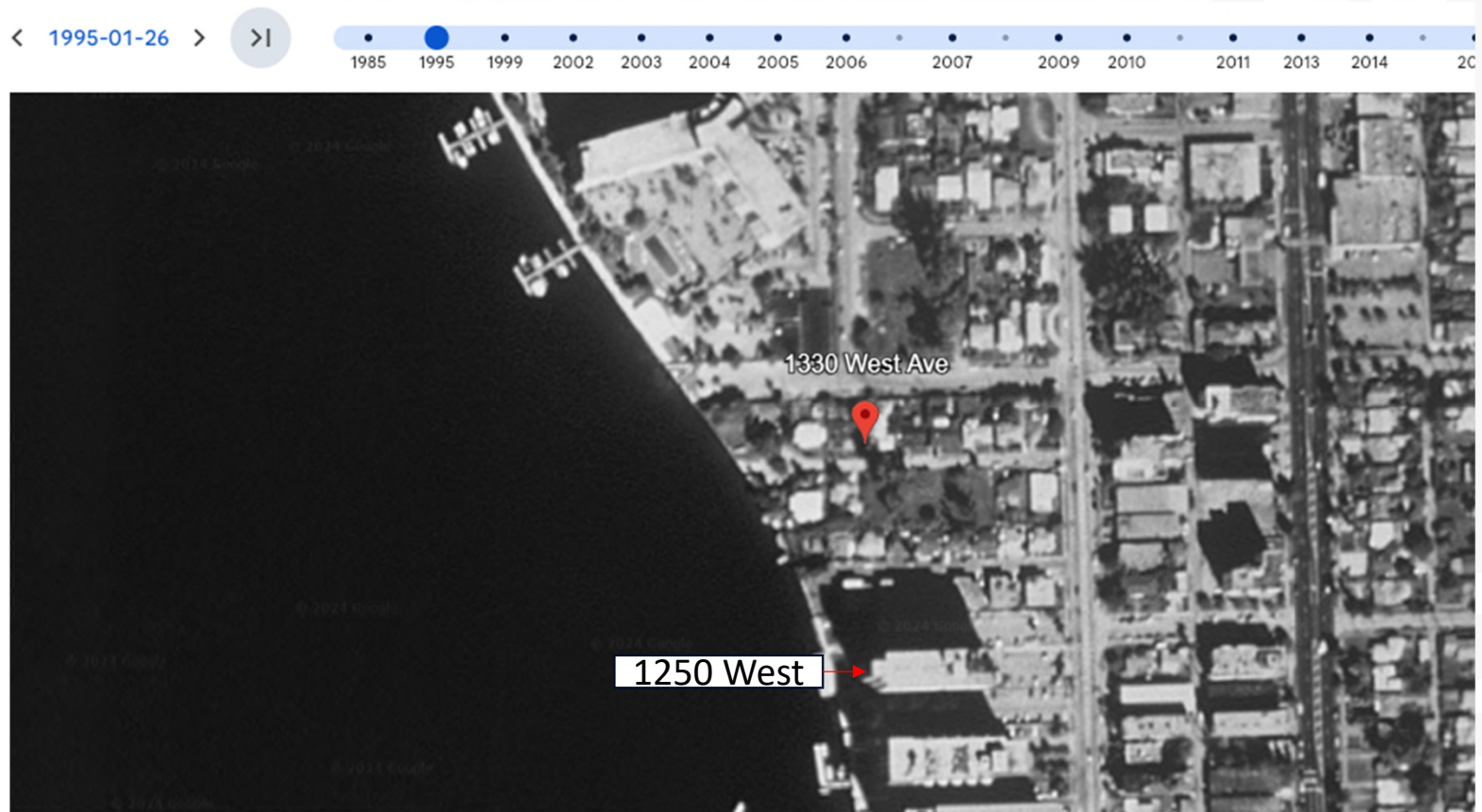
Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Waverly Context



Bonus System Precedent

6-4 RM-3 RESIDENTIAL MULTI FAMILY, HIGH INTENSITY.

A. Purpose and Uses

1. District Purpose	2. Main Permitted Uses	3. Conditional Uses	4. Accessory Uses
This district is designed for high intensity multiple Family residences and Hotels.	Single Family detached Dwelling; Townhomes; Apartments; Apartment-Hotels; Hotels. Uses that serve Alcoholic Beverages as listed in Section 12 (Alcoholic Beverages).	Adult Congregate Living Facility; Day Care Facility; Nursing Home; Religious Institutions; Private and Public Institutions; Schools; Commercial or non-commercial Parking Lots and Garages.	See Section 6-21.

B. Development Regulations

	Lot Area equal to or less than 22,499 sq.ft.	Lot Area between 22,500 and 37,499 sq.ft.	Lot Area between 37,500 and 44,999 sq.ft.	Lot Area between 45,000 and 59,999 sq.ft.	Lot Area between 60,000 and 74,999 sq.ft.	Lot Area greater than 75,000 sq.ft.
1. Base FAR	1.25	1.85	2.45	3.05	3.65	4.25
2. Maximum FAR with all bonuses (See Sec. 6-24)	3.00	3.60	4.20	4.80	5.40	6.00

The maximum Floor Area Ratio for Hotel Development shall be pursuant to Section 6-23.

a. Floor Area Ratio Bonus Methodology

- 1) Floor Area Ratio bonuses are achieved in two ways. The first is a bonus for design based upon criteria listed in Section 6-24. The maximum increase in the Floor Area Ratio above the base FAR achieved by using the design bonuses is 0.50.
- 2) The second bonus is based on the average Floor Area of all of the Apartment Units. The below table lists the bonus Floor Area Ratio based upon the average Apartment Unit size.

Avg. Unit Floor Area	800	900	1000	1100	1200	1300	1400	1500	1600
Bonus FAR	0.00	0.16	0.31	0.47	0.63	0.78	0.94	1.09	1.25

Waverly Pedestal



Bay Walk

1) 800 West Avenue

- Bay Walk Easement Required per 2013 DRB Order
- Negotiate final design & easement
- Permit and construct

2) 1228 West Avenue

- No requirement for easement
- Negotiate final design & easement
- Permit and construct

3) 1450 Lincoln Road

- Riparian Rights agreement executed
- Permit and construct



Baywalk Links Status

January 26, 2024



Level of Service Analysis

- Water Demand Reduction: **-63,166 gallons per day**
- Sanitary Sewer Demand Reduction: **-63,166 gallons per day**
- Solid Waste Generation: **-111 tons per year**
- Traffic: **- 38 PM peak hour trips**
- Increase in public recreational open space: **+17,252 square feet**



Traffic Reduction

Table 1: Peak Hour Trip Generation Summary				
<i>A.M. Peak Hour (P.M. Peak Hour)</i>				
Future Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Net New External Trips
<i>Existing Development</i>				
Multifamily Housing (High Rise) (222)	239 dwelling unit	17 (50)	49 (30)	66 (80)
<i>Proposed Redevelopment</i>				
Multifamily Housing (High-Rise) (222)	100 dwelling unit	10 (19)	28 (14)	38 (33)
Strip Retail Plaza (822)	9,598 square feet	13 (19)	9 (16)	22 (35)
	Subtotal	23 (38)	37 (30)	60 (68)
<i>Net New Redevelopment</i>				
	Net New Project Trips	6 (-12)	-12 (0)	-6 (-12)

Economic Benefits – Post Construction

Benefits to City

- 7.5x increase in Ad Valorem Tax revenue from 1250 West Avenue between 2024 and 2030

Year	City Tax	County Tax	School Tax	Children's Trust
2024	\$231,085	\$180,613	\$255,401	\$19,743
2030	\$1,753,604	\$1,370,593	\$1,938,127	\$149,824

Benefits to Residents

- Annual increase to household income and GDP due to economic activity of new affluent residents

Annual Increase to Household Income	Annual Increase to City's GDP
\$23 Million	\$149 million

Source: *The Comprehensive Economic and Tax Revenue Impacts for the Development of the Proposed Residential Tower in the City of Miami Beach*, The Washington Economics Group, Inc., October 9, 2024

